

Space Above This Line for Recording Data

Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

✕ Return to: First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536

WARRANTY DEED

Grantor(s): Andrew R. Fairley and Heather Fairley
Address: 6431 Shenandoah Lane
Olive Branch, MS 38654
Phone: 901-849-2966 (Home) 901-277-5949 (Work, if any)

Grantee(s): Sonya Dunn
Address: 6639 Moondance Dr
Olive Branch, MS 38654
Phone: 901-321-1060 (Home) 901-831-9047 (Work, if any)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned Grantors, **ANDREW R. FAIRLEY and wife, HEATHER FAIRLEY**, do hereby sell, convey and warrant unto **SONYA DUNN, an unmarried person**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 60, Part of Cherokee Valley P.U.D., Cherokee Ridge, First Addition, situated in Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi, according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi, in Plat Book 72 at Page 44-45, reference to which is hereby made in aid of and as a part of this description.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2011 shall be prorated among the parties.

WITNESS OUR SIGNATURES this 10th day of November, 2011.

Andrew R. Fairley
Andrew R. Fairley

Heather Fairley
Heather Fairley

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of November, 2011, within the jurisdiction, the within named Andrew R. Fairley and Heather Fairley, who acknowledged that they executed the above and foregoing instrument.



(S E A L)

My Commission expires:

[Signature]
Notary Public

FILE #: S18955